

# STAFFORD COUNTY SCHOOL BOARD

## Agenda Consideration

**TOPIC:** 2007-2012 Capital Improvement  
Program: Priorities

**ITEM NO:** 13C

**PREPARED BY:** Scott Horan  
Executive Director,  
Planning & Construction

**MEETING:** March 14, 2006  
**ACTION DATE:** March 14, 2006  
**INFORMATION ONLY:**

André A. Nougaret  
Assistant Superintendent for  
Support Services

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**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board approve 2007-2012 Capital Improvement Program (CIP) priorities.

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### KEY POINTS:

- ◆ On February 14, 2006 the School Board adopted the 2007-2012 Capital Improvement Program (CIP).
- ◆ The CIP delineated future new school construction, school renovation/additions, support facilities – new/renovation, infrastructure, and buses.
- ◆ On February 21, 2006, the School Board met in a work-session to once again review enrollment projections which were utilized to determine when the new school construction was necessary. A comprehensive review of the district's student enrollments, dating back 23 years, was scrutinized. The Board also discussed CIP priorities as related to the county's debt limitations.

#### Last Five Years Average Growth:

- Elementary 5.48%
- Middle 6.47%
- High .849%

#### Current average Growth:

- Elementary 2.41%
- Middle 4.05%
- High -.24%

#### Fastest Growing Grade Levels in 2005 include:

- 4<sup>th</sup> 3.04%
- 5<sup>th</sup> 5.13%
- 6<sup>th</sup> 4.7%
- 8<sup>th</sup> 5.15%
- 9<sup>th</sup> 13.97%

- ◆ On February 27, 2006, the School Board met jointly with the Board of Supervisors to review the 2007-2012 CIP. The School Board was asked to prioritize CIP needs to better conform to the County's overall debt limit.

- ◆ On March 8, 2006, the School Board met in a work-session to review CIP priorities, required cash-flow, and the timing of the cash-flow necessary to sustain projects while adhering to the County's overall debt limit. At this meeting it was determined that MS2008 and ES2008 were foremost priorities as documented in the 2007-2012 CIP. To mitigate any cash flow imbalance required to hold these two schools in place HS2009 and other additions, renovations, and infrastructure requirements would be allowed to "slip" or would be significantly reduced in scope.
- ◆ Based upon the School Board's direction, staff has developed a revised cash flow scenario, based largely on the County staff's willingness to recommend postponing several capital projects **one year**, that conforms to the overall debt limit and maintains MS08 and ES08. Note: The County's new Public Safety Building is not documented as a project on the CIP worksheet provided. However, the annual cash-flow for this project is reconciled within the overall county debt limit.
- ◆ The attached CIP worksheet revised 3-13-06 outlines proposed cash flow changes.
  - Projects postponed will cost more resulting in a variance from the original cost projection. (See escalation formula as outlined in approved CIP.)
  - The scope of scheduled renovations has been significantly reduced. Much needed facility upgrades will not occur unless additional funding is provided.
  - Should the County's overall debt limit be increased in future years, staff would recommend reconsidering renovation and infrastructure needs for possible enhancements.
  - The cost associated with all projects are estimates only. Actual cost will vary.

**SCHOOL BOARD GOAL:** Provide facilities that promote student learning and community support.

**FUNDING SOURCE:** VPSA Funding

**AUTHORIZATION REFERENCE:** 2007-2012 Capital Improvement Program (CIP).

*February 2006*

- Added FY06 VPSA Spring Bond request to spreadsheet

**The revised cash flow scenario is based largely on the County Staff's willingness to recommend postponing several capital projects one year. Staff does not presume to recommend specific changes to the County's CIP. However, for the purposes of this effort several of the County's projects were postponed one year. They are:**

- Library (Plantation Drive) – slip completion one year from 2208 – 2009
- Tignor Building – slip completion one year from 2009 – 2010
- Crows Nest – delete funding indefinitely

***Staff Proposed Changes to School Board Projects:***

**New Construction**

- ES2006 - fully fund in FY06 Spring Bond (removes funds in FY07)
- MS2006 - fully fund in FY06 spring Bond (removes funds in FY07)
- Land Bank initiative - delay from FY07 & 08 to FY10 & 11
- ES2008 (Melchers) - remains the same
- MS2008 (Widewater) - remains the same
- HS2009 - delay from FY09 to FY11
- Alt Ed Facility - delay from FY09 to FY10
- Head Start Facility - delay from FY11 to FY12
- MS2013 - delay from FY13 to FY14
- HS2013 - delay from FY13 to FY14
- ES2013 - delay from FY14 to FY15

**Additions/Renovation**

- SHS Gym Add - fully fund in FY06 Spring Bond (removes funds in FY07)
- AGW Addition – decrease scope; project will include media center addition, cafeteria/office upgrades & entrance upgrades; **addition of 4 science classrooms and 1 general purpose classroom**; project completion remains FY07; **will increase capacity**
- SMS Addition – decrease scope; project will include gym addition and entrance upgrades; project completion remains FY07
- GVES Renovation – decrease scope by roughly 70%; work to include life safety and HVAC upgrades in original portion of facility
- FES Renovation – decrease scope by roughly 70%; work to include life safety and HVAC upgrades in original portion of facility
- BPHS Culinary Arts Addition – delay from FY08 to FY09
- SES Renovation – decrease scope by roughly 50% and delay from FY10 to FY11
- MES Renovation – decrease scope by roughly 50% and delay from FY10 to FY11
- HES Renovation – decrease scope by roughly 50%
- FFES Renovation – decrease scope by roughly 50%
- DMS Renovation – decrease scope by roughly 50%

**Support Facilities**

- Support Services Addition – delay from FY07 to FY09
- Pupil Transportation – delay from FY07 to FY08
- Satellite Pupil Transportation Facility – delay from FY08 to FY11

**Infrastructure**

- Site Improvements, Environmental Upgrades and Roof Repair/Replacement – decrease scope in FY06, FY07, FY08 and FY09; increase scope in FY10 – 12

FY 2007-2011 CIP Worksheet Revised 3/14/06 with FY06 Spring Bond

		Project Cost Remaining	FY of Borrow FY of Debt Service	2006 Spring Bond 2007	2007 2008	2008 2009	2009 2010	2010 2011	2011 2012	Total	Total
County	Opening Date									Funded	Unfunded
	Library - Plantation Drive	\$ 11,457,000	July 2009			\$ 1,000,000	\$ 10,457,000			\$ 11,457,000	\$ -
	Courthouse Renovations	\$ 1,085,000	Jan 2009			\$ 1,085,000				\$ 1,085,000	\$ -
	J & DR Courthouse	\$ 12,800,000	July 2009			\$ 1,000,000	\$ 11,800,000			\$ 12,800,000	\$ -
	Tignor Building	\$ 20,300,000	July 2010			\$ 1,000,000	\$ 10,000,000	\$ 9,300,000		\$ 20,300,000	\$ -
	Fire Training Center	\$ 4,000,000	July 2010					\$ 4,000,000		\$ 4,000,000	\$ -
	Fire Station - N. Stafford	\$ 4,400,000	July 2009			\$ 500,000	\$ 3,900,000			\$ 4,400,000	\$ -
	Communications System	\$ 23,000,000	July 2008		\$ 5,000,000	\$ 9,000,000	\$ 9,000,000			\$ 23,000,000	\$ -
	Widewater Park	\$ 4,250,000						\$ 4,250,000		\$ 4,250,000	\$ -
	Chichester Park	\$ 3,750,000						\$ 3,750,000		\$ 3,750,000	\$ -
	Musselman Park	\$ 3,100,000							\$ 3,100,000	\$ 3,100,000	\$ -
	Indoor Recreation Center	\$ 26,375,000								\$ -	\$ 26,375,000
	Aquia Landing	\$ 1,442,000								\$ -	\$ 1,442,000
	Land Acquisition - Parks	\$ 2,500,000								\$ -	\$ 2,500,000
	Curtis Park Pool addition	\$ 600,000								\$ -	\$ 600,000
	Storm Water Projects	\$ 2,700,000	2006		\$ 2,700,000					\$ 2,700,000	\$ -
	Crow's Nest Acquisition	\$ 10,000,000								\$ -	\$ 10,000,000
County Total		\$ 131,759,000			\$ 7,700,000	\$ 13,585,000	\$ 45,157,000	\$ 21,300,000	\$ 3,100,000	\$ 90,842,000	\$ 40,917,000
Schools											
	ES2006	\$ 10,265,000	2006	\$ 10,265,000						\$ 10,265,000	\$ -
	Dixon-Smith MS	\$ 15,634,000	2006	\$ 15,634,000						\$ 15,634,000	\$ -
	Land Bank	\$ 8,400,000	2010-2011					\$ 4,500,000	\$ 3,900,000	\$ 8,400,000	\$ -
	Elem 2008 (Melchers)	\$ 22,260,000	2008	\$ 200,000	\$ 8,100,000	\$ 13,960,000				\$ 22,260,000	\$ -
	Middle 2008 (Widewater)	\$ 32,531,000	2008	\$ 10,746,000	\$ 10,254,000	\$ 10,731,000	\$ 800,000			\$ 32,531,000	\$ -
	High 2009 (Southeast)	\$ 71,206,646	2011	\$ 150,000	\$ 100,000	\$ 400,000	\$ 11,000,000	\$ 29,000,000	\$ 28,556,646	\$ 69,206,646	\$ 2,000,000
	Alternative Educ 2009 (Melchers)	\$ 7,104,240	2010			\$ 428,000	\$ 3,000,000	\$ 3,676,240		\$ 7,104,240	\$ -
	Head Start 2011 (Melchers)	\$ 10,385,280	2012					\$ 300,000	\$ 3,200,000	\$ 3,500,000	\$ 6,885,280
	Middle 2013	\$ 51,963,120	2014						\$ 3,500,000	\$ 3,500,000	\$ 48,463,120
	High 2013	\$ 88,201,440	2014					\$ 4,550,000	\$ 2,000,000	\$ 6,550,000	\$ 81,651,440
	Elem 2014	\$ 35,620,560	2015							\$ -	\$ 35,620,560
	Stafford HS Gym Addition	\$ 581,000	2006	\$ 581,000						\$ 581,000	\$ -
	A. G. Wright Addition	\$ 3,500,000	2007	\$ 1,900,000	\$ 1,600,000					\$ 3,500,000	\$ -
	Stafford Middle Addition	\$ 1,700,000	2007	\$ 850,000	\$ 850,000					\$ 1,700,000	\$ -
	Grafton Village Renovation	\$ 2,600,000	2008	\$ 100,000	\$ 900,000	\$ 1,600,000				\$ 2,600,000	\$ -
	Falmouth Renovation	\$ 2,600,000	2008	\$ 100,000	\$ 900,000	\$ 1,600,000				\$ 2,600,000	\$ -
	Brooke Point Culinary Arts	\$ 860,760	2009			\$ 580,000	\$ 280,760			\$ 860,760	\$ -
	Stafford Elementary Renovation	\$ 5,642,460	2011				\$ 400,000	\$ 2,200,000	\$ 3,042,460	\$ 5,642,460	\$ -
	Moncure Renovation	\$ 5,976,180	2011				\$ 250,000	\$ 2,200,000	\$ 3,526,180	\$ 5,976,180	\$ -
	Hartwood Renovation	\$ 5,108,940	2012					\$ 300,000	\$ 2,200,000	\$ 2,500,000	\$ 2,608,940
	Ferry Farm Renovation	\$ 6,136,020	2012					\$ 400,000	\$ 2,200,000	\$ 2,600,000	\$ 3,536,020
	Drew Renovation	\$ 8,991,500	2013						\$ 500,000	\$ 500,000	\$ 8,491,500
	Support Services Complex Add	\$ 1,759,720	2009	\$ 175,000		\$ 1,000,000	\$ 584,720			\$ 1,759,720	\$ -
	Pupil Transportation Facility	\$ 1,602,720	2008	\$ 40,000	\$ 150,000	\$ 1,412,720				\$ 1,602,720	\$ -
	Satellite Pupil Trans Facility	\$ 3,696,460	2011					\$ 1,510,000	\$ 2,186,460	\$ 3,696,460	\$ -
	School Site Improvements	\$ 5,795,000	2006-2012	\$ 655,000	\$ 250,000	\$ 550,000	\$ 500,000	\$ 2,000,000	\$ 1,000,000	\$ 4,955,000	\$ 840,000
	Environmental Upgrades	\$ 4,212,500	2006-2012	\$ 116,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 2,000,000	\$ 1,000,000	\$ 3,866,000	\$ 346,500
	Roof Repair & Replacement	\$ 6,225,000	2006-2012	\$ 148,000	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 1,050,000	\$ 4,198,000	\$ 2,027,000
School Total Revised		\$ 420,559,546		\$ 41,660,000	\$ 23,354,000	\$ 32,511,720	\$ 17,065,480	\$ 55,636,240	\$ 57,861,746	\$ 228,089,186	\$ 192,470,360
	Grand Total Revised	\$ 552,318,546		\$ 41,660,000	\$ 31,054,000	\$ 46,096,720	\$ 62,222,480	\$ 76,936,240	\$ 60,961,746	\$ 318,931,186	\$ 233,387,360
	Funding Available	\$ 328,489,171		\$ 41,700,000	\$ 31,078,527	\$ 48,078,857	\$ 71,290,066	\$ 91,478,819	\$ 86,562,902		
	(deficit)	\$ (223,829,375)		\$ 40,000	\$ 24,527	\$ 1,982,137	\$ 9,067,586	\$ 14,542,579	\$ 25,601,156	Annual Surplus / (Deficit)	